

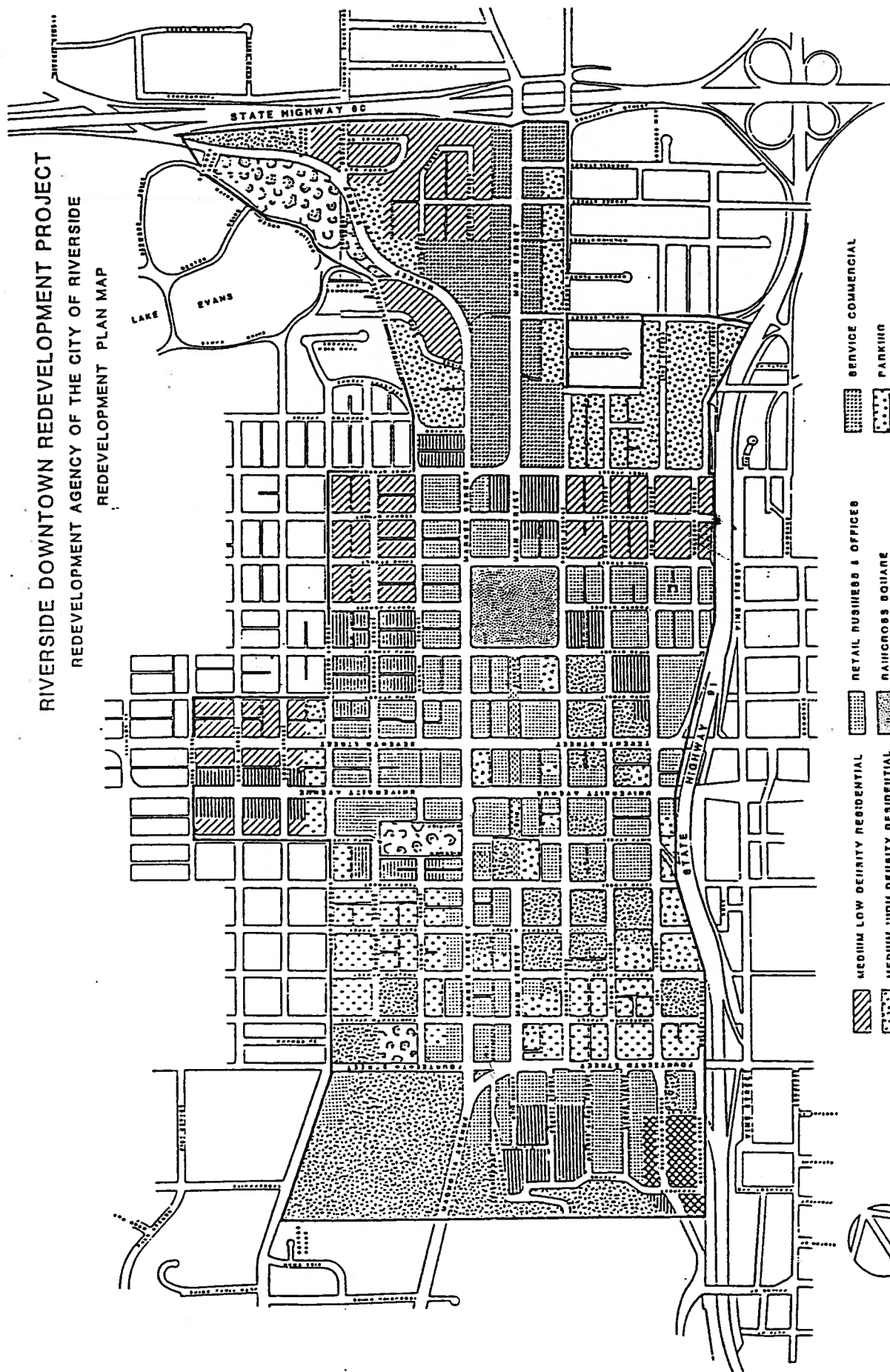
**EXHIBITS "A-1" and "A-2"**

**REDEVELOPMENT PLAN MAP**

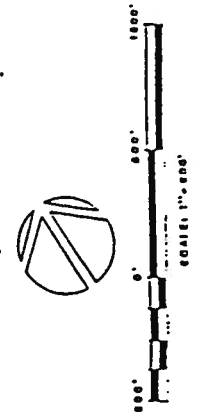
**Exhibit "A-1"      Downtown Project Area Boundary and Land Uses**

**Exhibit "A-2"      Airport Industrial Project Area Boundary and Land Uses**

# RIVERSIDE DOWNTOWN REDEVELOPMENT PROJECT REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE REDEVELOPMENT PLAN MAP



- MEDIUM LOW DENSITY RESIDENTIAL
- MEDIUM HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OFFICES ONLY
- HIGH DENSITY RESIDENTIAL/OFFICES
- RETAIL BUSINESS & OFFICES
- RAIN CROSS SQUARE
- PUBLIC & INSTITUTIONAL USES
- HIGH DENSITY INDUSTRIAL
- SERVICE COMMERCIAL
- PARKING
- MALLS
- PARKS



- Exhibit "A-2"**

**EXHIBITS "B-1" and "B-2"**

**LEGAL DESCRIPTION OF MERGED PROJECT AREA**

**Exhibit "B-1"**

**Downtown Project Area Legal Description**

**Exhibit "B-2"**

**Airport Industrial Project Area Legal Description**

## Exhibit "B-1"

### The Riverside Downtown Redevelopment Project Redevelopment Agency of the City of Riverside

#### LEGAL DESCRIPTION OF THE PROJECT AREA

All that real property in the City of Riverside, County of Riverside, State of California which lies within the following described boundary:

BEGINNING at the intersection of the centerline of BROCKTON AVENUE with the centerline of FOURTEENTH STREET, as shown by B.S. FINCH SUBDIVISION, on file in Book 4 of Maps, at Page 87 thereof, Records of Riverside County, California;

THENCE southwesterly, along said centerline of BROCKTON AVENUE, to the southwesterly line of Lot 156 of the Lands of the S.C.C. Association, as shown by map recorded in Book 7 of Maps, at page 3 thereof, Records of San Bernardino County, California;

THENCE southeasterly, along said southwesterly line of Lot 156 and lots 155, 154, 153, 152, and 151 to the northwesterly right of way line of California State Highway No. 91, also known as Riverside Freeway;

THENCE northeasterly, along said northwesterly right of way line to the centerline of FIRST STREET;

THENCE northwesterly, along said centerline of FIRST STREET to the centerline of MULBERRY STREET;

THENCE N 29° 43' 56" E, 612.35 feet;

THENCE N 68° 57' 16" E, 103.81 feet;

THENCE S 60° 48' 36" E, 30.00 feet to an intersection of the westerly right of way line of State Highway No. 91, with the southerly right of way line of the Southern Pacific Railroad;

THENCE N 29° 41' 16" E, 99.62 feet;

THENCE S 60° 05' 45" E, 18.30 feet;

THENCE N 49° 58' 05" E, 170.95 feet;

THENCE N 58° 26' 00" E, 223.84 feet;

THENCE N 56° 54' 00" E, 175.00 feet;

THENCE N 51° 20' 38" W, 160.11 feet;

THENCE N 60° 09' 59" W, 107.00 feet;

[Continued on next page]

Exhibit "B-1"

THENCE N 29° 41' 46" E, 24.07 feet;

THENCE N 60° 09' 14" W, 30.00 feet to the centerline intersection of MULBERRY STREET and POPLAR STREET;

THENCE N 60° 09' 14" W, 660.11 feet;

THENCE S 29° 00' 40" W, 560.45 feet;

THENCE N 60° 32' 30" W, 664.11 feet;

THENCE N 29° 04' 00" E, 556.30 feet;

THENCE N 29° 45' 06" E, 1749.40 feet to the centerline intersection of ORANGE STREET with the MAIN STREET and ORANGE STREET Connection;

THENCE N 31° 32' 23" W, 34.20 feet;

THENCE N 63° 20' 10" W, 306.30 feet to the beginning of a tangent curve to the right, the radius of said curve being 194.00 feet;

THENCE northwesterly along the arc of said curve through a central angle of 17° 40' 41" for an arc distance of 59.86 feet;

THENCE S 73° 57' 05" W, 144.56 feet to a point in a non-tangent curve, concave to the southwest, the radius of said curve being 750.00 feet, the radius point of which bears S 43° 23' 28" W, from said point.

THENCE northwesterly along said curve through a central angle of 9° 00' 17", for an arc distance of 117.87 feet to the end thereof;

THENCE N 55° 36' 49" W, tangent to the last described curve, 399.25 feet to the beginning of a tangent curve to the left, the radius of said curve being 1000.00 feet;

THENCE northwesterly along said curve, through a central angle of 6° 03' 38" for an arc distance of 105.78 feet to the end thereof;

THENCE N 61° 40' 27" W, tangent to the last described curve, 440.03 feet to the beginning of a tangent curve to the left, the radius of said curve being 2000.00 feet;

THENCE northwesterly along said curve, through a central angle of 3° 48' 42", for an arc distance of 133.05 feet to the end thereof;

THENCE N 65° 29' 09" W, 216.42 feet;

THENCE N 51° 25' 00" W, 109.27 feet;

THENCE N 65° 01' 21" W, 157.62 feet;

THENCE N 64° 10' 22" W, 331.02 feet;

THENCE N 63° 47' 20" W, 124.04 feet;

Exhibit "B-1"

THENCE N 62° 49' 32" W, 300.84 feet;

THENCE N 64° 54' 51" W, 472.65 feet;

THENCE S 2° 31' 11" E, 426.88 feet;

THENCE S 24° 17' 42" E, 388.07 feet;

THENCE S 51° 12' 06" E, 334.62 feet;

THENCE S 31° 41' 04" E, 586.79 feet;

THENCE S 16° 23' 59" E, 452.77 feet;

THENCE S 13° 32' 41" W, 1273.46 feet;

THENCE S 29° 44' 36" W, 468.56 feet to the centerline intersection of FAIRMOUNT BOULEVARD and FIRST STREET.

THENCE northwesterly, along said centerline of FIRST STREET, to the centerline of BROCKTON AVENUE;

THENCE southwesterly, along said centerline of BROCKTON AVENUE to the centerline of SIXTH STREET;

THENCE northwesterly, along said centerline of SIXTH STREET to the centerline of PINE STREET;

THENCE southwesterly, along said centerline of PINE STREET to the centerline of NINTH STREET;

THENCE southeasterly, along said centerline of NINTH STREET to the centerline of BROCKTON AVENUE;

THENCE southwesterly, along said centerline of BROCKTON AVENUE, to the POINT OF BEGINNING.

Exhibit 'B-2'

The Riverside Airport Industrial Redevelopment Project  
Redevelopment Agency of the City of Riverside

LEGAL DESCRIPTION OF THE PROJECT AREA

All that real property in the City of Riverside, County of Riverside, State of California which lies within the following described boundary:

Beginning at the intersection of the centerline of Arlington Avenue and the centerline of Van Buren Boulevard;

THENCE Easterly along said centerline of Arlington Avenue to its intersection with the centerline of Adams Street;

THENCE Easterly from said intersection along centerline of Arlington Avenue 59 ft. to an intersection with centerline of proposed River Road;

THENCE Northeasterly along said centerline of proposed River Road 1141.37 ft. to a point;

THENCE S 76°-53'-45"E 1366.48 ft. to a point on the Westerly line of Hillside Avenue;

THENCE continuing Northerly along said Westerly line of Hillside Avenue to the centerline of Central Avenue;

THENCE Westerly along said centerline of Central Avenue to the intersection with the centerline of Shannon Road;

THENCE Westerly from said intersection along the centerline of Central Avenue 178.20 ft. to a point;

THENCE N 0°-01'-00"W 2650.80 ft. to a point on the centerline of Mountain View Avenue;

THENCE Northeasterly from said centerline of Mountain View Avenue to the intersection of the Northerly line of Mountain View Avenue and the Easterly line of Fremont Street;

THENCE continuing Northerly along said Easterly line of Fremont Street to the Northerly line of Jurupa Avenue;

THENCE continuing Easterly along said Northerly line of Jurupa Avenue to the Northeasterly right-of-way line of the Union Pacific Railroad;

THENCE Northwesterly along said Northeasterly Railroad right-of-way line bearing N 44°-52'W 2949.33 ft.;

THENCE crossing said Railroad right-of-way on a bearing of S 17°-48'W 112.48 ft.;

[Continued on next page]



Exhibit "B-2"

THENCE continuing S 17°-48'W 145.0 ft.;

THENCE S 00°-04'W 301.10 ft.;

THENCE N 89°-57'-15"W 3286.12 ft.;

THENCE S 00°-32'45"W 329.8 ft.;

THENCE N 89°-35'W 665± ft.;

THENCE S 00°-30'W 330 ft.;

THENCE N 89°-33'-30"W 1320 ft.;

THENCE N 00°-22'E 330 ft.;

THENCE N 89°-42'-30"W 330 ft.;

THENCE S 69°-43'-08"W 1132.22 ft.;

THENCE N 87°-57'-30"W 355 ft.;

THENCE S 44°-04'W 341.8 ft.;

THENCE S 56°-28'W 1085 ft.;

THENCE S 54°-38'-30"W 450 ft.;

THENCE N 66°-11'-30"W 543.4 ft. to the Westerly line of Van Buren Boulevard;

THENCE Southeasterly along said Westerly line of Van Buren Boulevard to its intersection with the Southerly line of Jurupa Avenue;

THENCE Southerly 358.80 ft. S 29°-48'E to a point;

THENCE Southerly 267.72 ft. S 11°-57'E to a point;

THENCE Southerly 101.52 ft. S 46°-42'-30"E to a point;

THENCE Northerly 116.70 ft. N 67°-05'E to a point;

THENCE Southerly 138 ft. S 00°-19'E to a point;

THENCE Southerly 259.94 ft. S 27°-47'E to a point;

THENCE Southerly 170.37 ft. S 58°-36'E to a point;

THENCE Southerly 487.76 ft. S 11°-16'E to a point;

THENCE Southerly 185.62 ft. S 23°-15'E to a point;

THENCE Southerly 111.87 ft. S 51°-47'E to a point;

THENCE Southerly 149.11 ft. S 15°-30'E to a point;

[Continued on next page]

Exhibit "B-2"

THENCE Southerly 135 ft. S 00°-47'E to a point;  
THENCE Southerly 94.53 ft. S 18°-52'-30"E to a point;  
THENCE Northerly 67.5 ft. N 63°-22'-30"E to a point;  
THENCE Southerly 341.8 ft. S 22°-22'W to a point;  
THENCE Southerly 450.7 ft. S 36°-29'E to a point;  
THENCE Southerly 350.7 ft. S 59°-37'E to a point;  
THENCE Southerly 300 ft. S 38°-50'E to a point;  
THENCE Southerly 248 ft. S 24°-36'E to a point;  
THENCE Southerly 231.5 ft. S 56°-50'E to a point;

THENCE S 32° 27' 56" E  
311.82 feet;

THENCE S 57° 31' 53" W  
64.86 feet;

THENCE N 32° 27' 56" W  
12.32 feet;

THENCE S 46° 42' 50" W  
108.69 feet;

THENCE S 48° 02' 05" W  
91.95 feet;

THENCE S 86° 54' 45" W  
127.70 feet;

THENCE S 74° 25' 06" W  
77.02 feet;

THENCE S 62° 25' 43" W  
58.50 feet;

THENCE S 48° 54' 31" W  
57.71 feet;

THENCE S 30° 62' 52" W  
59.40 feet;

THENCE S 16° 40' 54" W  
73.34 feet;

THENCE S 06° 50' 00" W  
238 feet;

[Continued on next page]

Exhibit "B-2"

THENCE N 83° 10' 00" W  
949.29 feet;

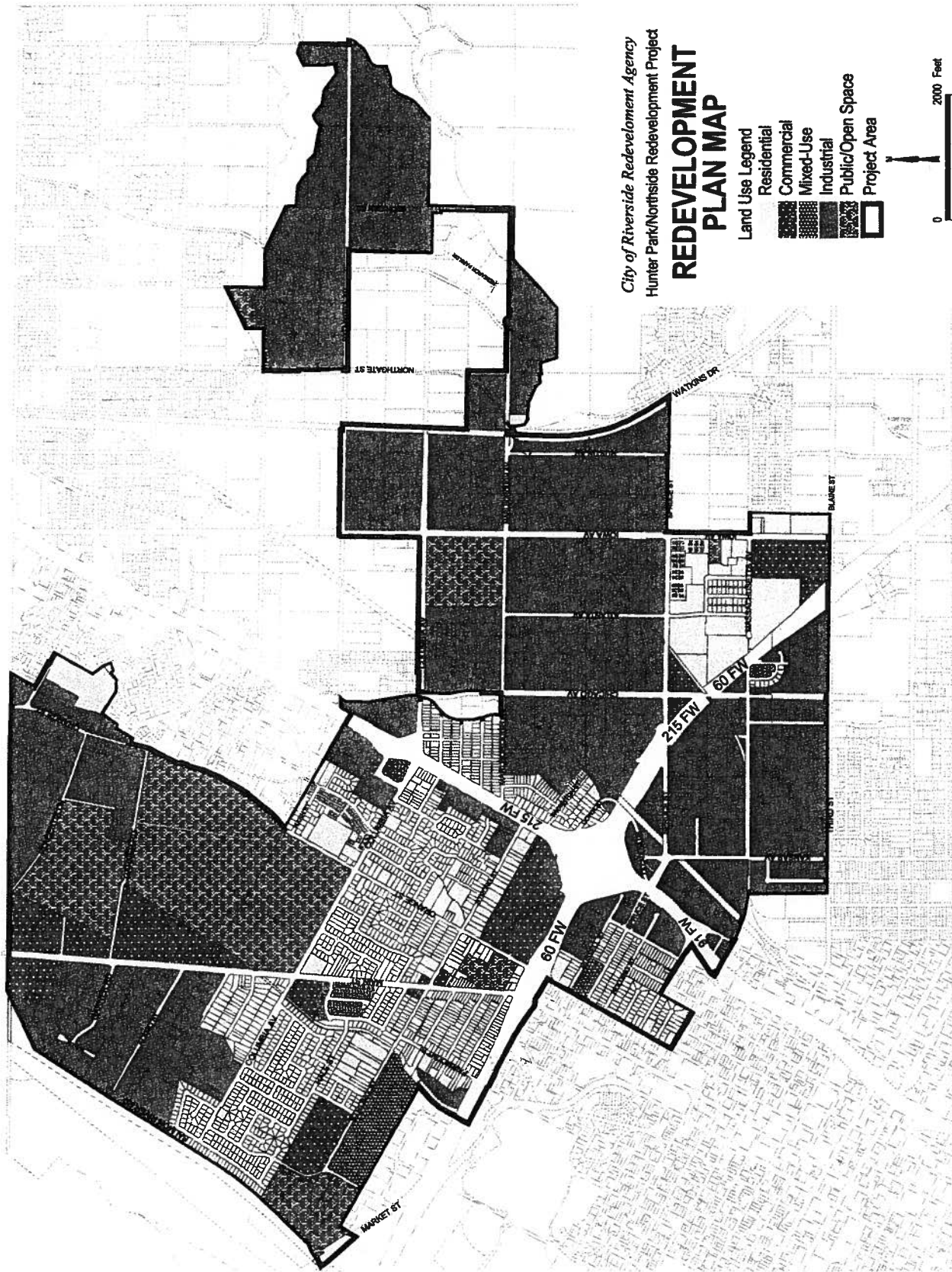
THENCE N 89° 30' 00" W  
2479.58 feet;

THENCE S 0° 30' 30"W  
1304.80 feet;

THENCE S 89° 29' 30" E  
4551.20 feet;

THENCE N 0° 18' 00" E  
1086.03 feet to a point;

THENCE to the POINT OF BEGINNING.



Revised June 25, 2003  
December 23, 2002

## **LEGAL DESCRIPTION**

City of Riverside Redevelopment Agency

### **HUNTER PARK / NORTHSIDE REDEVELOPMENT PROJECT**

This Legal Description is to be used in conjunction with the Boundary Map of the City of Riverside Redevelopment Agency Hunter Park/Northside Redevelopment Project.

The course numbers on the description correspond with the course numbers shown on the Boundary Map. All of that certain real property in the City of Riverside, County of Riverside, State of California described as follows:

#### **POB**

Beginning at the intersection of the centerline of Spruce Street, 66 feet wide, with the centerline of Iowa Avenue, 110 feet wide; thence

1. South a distance of 1,314 feet more or less along said centerline to its intersection with the centerline of Massachusetts Avenue, 66 feet wide; thence
2. East a distance of 375 feet more or less along said centerline to its intersection with a line 375 feet easterly and parallel with the centerline of Iowa Avenue; thence
3. South a distance of 1325 feet more or less along said parallel line to its intersection with the centerline of Blaine Street; thence
4. West a distance of 6,165 feet more or less along said centerline and the centerline of Third Street to its intersection with the southerly prolongation of the west line of Subdivision No. M-1, Unit No. 2 as shown on Map recorded in Book 34 page 38, Records of said County; thence
5. Northerly along said prolongation and the easterly and northerly line of Central Industrial Component/Sycamore Canyon Merged Project Area of Redevelopment Agency of The City of Riverside, along its various courses, to its intersection with the easterly Right-of-way line of State Highway 91 freeway; thence
6. West a distance of 280 feet more or less along the westerly projection of the north Right-of-way line of Southern Pacific Railroad Right-of-way to its intersection with the westerly Right-of-way line of State Highway 91 freeway also being the Riverside

Downtown Redevelopment Project of Redevelopment Agency of the City of Riverside;  
thence

7. Following the said Redevelopment Project boundary line, along its various courses, to its intersection with the northwesterly Right-of-Way line of a 50 foot wide storm drain Right-of-Way; thence
8. North 15° 13' East a distance of 180 feet more or less along said Right-of-Way line; thence
9. North 25° 25' East a distance of 210 feet more or less along said Right-of-Way line; thence
10. North 31° 48' East a distance of 290 feet more or less along said Right-of-Way line; thence
11. North 48° 28' East a distance of 310 feet more or less along said Right-of-Way line to its intersection with the south line of Lot No. 17 of City of Riverside; thence
12. North 60° 57' West a distance of 2,613 feet more or less along said south line and its northwesterly prolongation to its intersection with the northwesterly line of Tract No. 3998 as shown in Map Book 65, Page 14 of Maps, Records of said county; thence
13. South 29° 03' West a distance of 330 feet more or less along said northwest line to its intersection with the centerline line of Market Street, 50 feet wide; thence
14. North 34° 27' West a distance of 760 feet more or less along said centerline to its intersection with the Riverside City Limits; thence
15. Following said City Limits a distance of 6800 feet more or less along its various courses, to its intersection with the San Bernardino County line; thence
16. East a distance of 5,100 feet more or less along said San Bernardino County line to its Intersection with the Riverside County Economic Redevelopment Agency, Redevelopment Project No. 5-1986 Amendment No. 1; thence
17. Following the boundary line of said Redevelopment Agency, along its various courses, to its intersection with the County of Riverside Redevelopment Agency Redevelopment Project No. 5; thence
18. East a distance of 100 feet more or less along said Redevelopment Project No. 5 also being the south Right-of-way line of Palmyrita Avenue to its intersection with the Riverside County Economic Redevelopment Agency, Redevelopment Project No. 5-1986 Amendment No. 1; thence
19. Following the boundary line of said Redevelopment Agency, along its various courses, to its intersection with the Riverside City Limits; thence

20. Following said Riverside City Limits, along its various courses, to its intersection with the centerline of Palmyrita Avenue, 66 feet wide; thence
21. East a distance of 100 feet more or less along said centerline to its intersection with the centerline of Serpentine Drive; thence
22. Southwesterly a distance of 1900 feet more or less along said centerline through its various courses to its intersection with the easterly prolongation of the centerline of Columbia Avenue; thence
23. Westerly a distance of 1,400 feet more or less along said easterly prolongation to its intersection with the east Right-of-Way line of Michigan Avenue; thence
24. South a distance of 1,400 feet more or less along said east Right-of-Way to its intersection with the south Right-of-Way line of Marlborough Avenue ; thence
25. West a distance of 835 feet more or less along said south Right-of-Way line; thence
26. South 45° West a distance of 594.90 feet more or less along said south Right-of-Way line; thence
27. South 49° 44' West a distance of 522.90 feet more or less along said southerly Right-of-Way line; thence
28. North 89° 54' West a distance of 797.70 feet more or less along said Riverside City Limits; thence
29. Northwest a distance of 250.4 feet more or less along Riverside City Limits to its intersection with the south Right-of-Way line of Gage Canal; thence
30. Easterly a distance of 180 feet more or less along said southerly Right-of-Way line to its intersection with the east line of the West ¼ of Section 17, Township No. 2 South, Range 4 West, intersection with the southerly line of Parcel Map No. 95, Pages 99 and 100; shown
31. North a distance of 40 feet more or less along said east line to its intersection with the southerly line of Parcel Map No. 95, Pages 99 and 100; thence
32. South 80° West a distance of 158.8 feet more or less along said southerly line to its intersection with the
33. North 40° West a distance of 90.23 feet more or less along said southerly line to its intersection with the
34. North 67° West a distance of 278.44 feet more or less along said southerly line to its intersection with

35. North 84° West a distance of 206.84 feet more or less along said southerly line to its intersection with the
36. South 85° West a distance of 82.01 feet more or less along said southerly line to its intersection with the
37. North 58° West a distance of 81.41 feet more or less along said southwesterly line of Said parcel map to its intersection with
38. North 10° West a distance of 136.73 feet more or less along said westerly line of Said parcel map; thence
39. North a distance of 95.79 feet more or less along the westerly line of Said parcel map to its intersection with the southeasterly Right-of-Way line of Southern Pacific Railroad; thence
40. South 56° West a distance of 310 feet more or less along said southeasterly Right-of-Way line to its intersection with the west line of the Atchison Topeka and Sante Fe Railroads; thence
41. South a distance of 3,435 feet more or less along said west line to its intersection with the centerline line of Spruce Street; thence
42. West a distance of 2,150 feet more or less along said centerline to the Point of beginning.



# Central Industrial Project Area Boundary and Land Uses

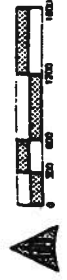
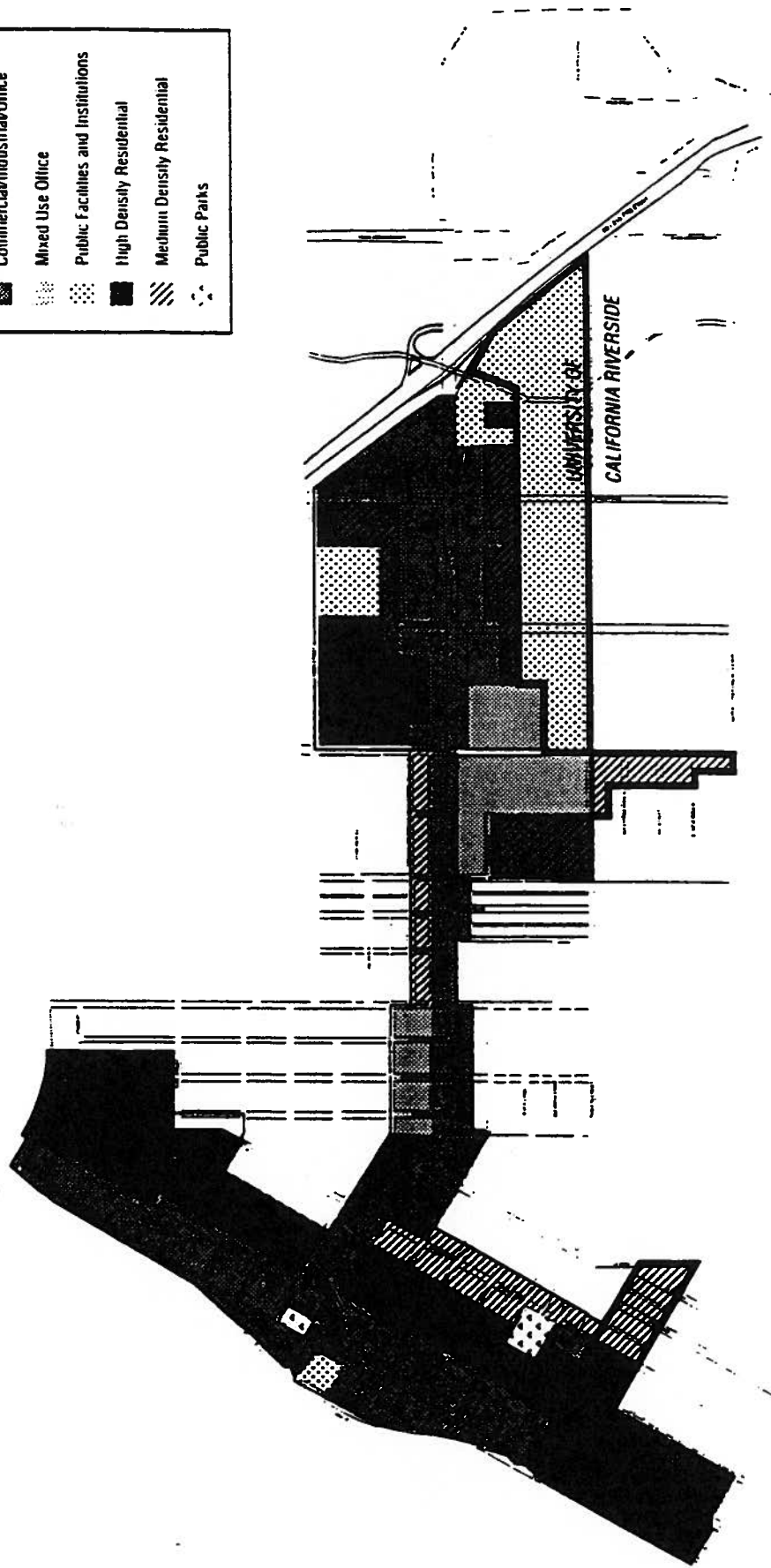
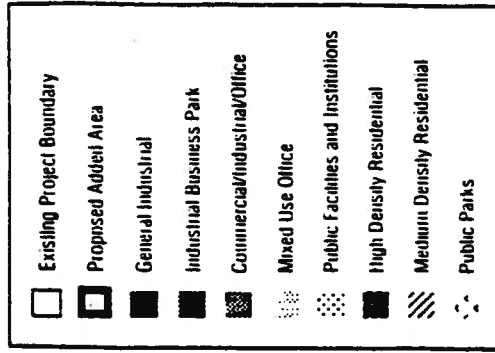
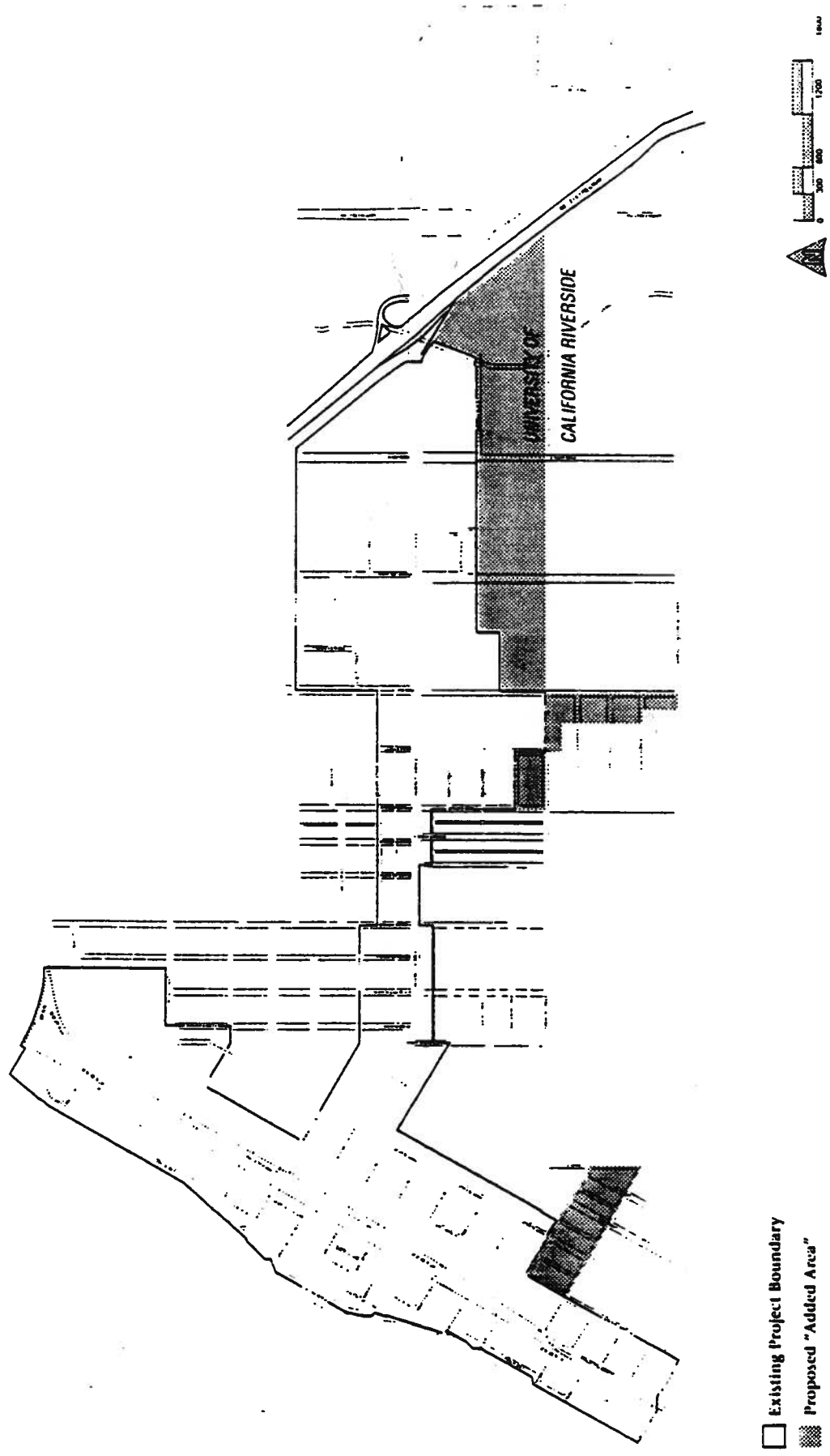


Exhibit A-1

# Central Industrial Redevelopment Project

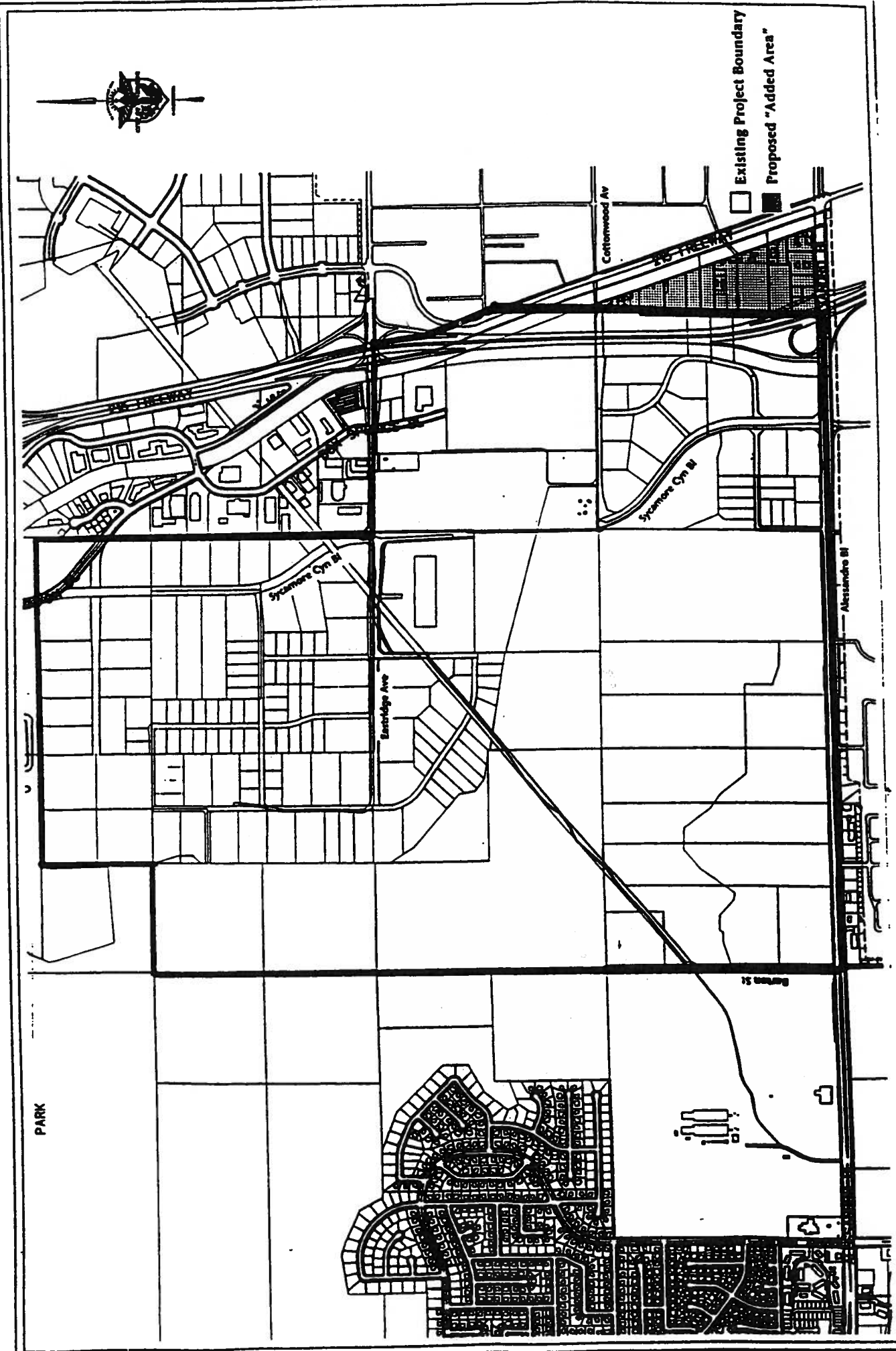


**Exhibit "A-2"**

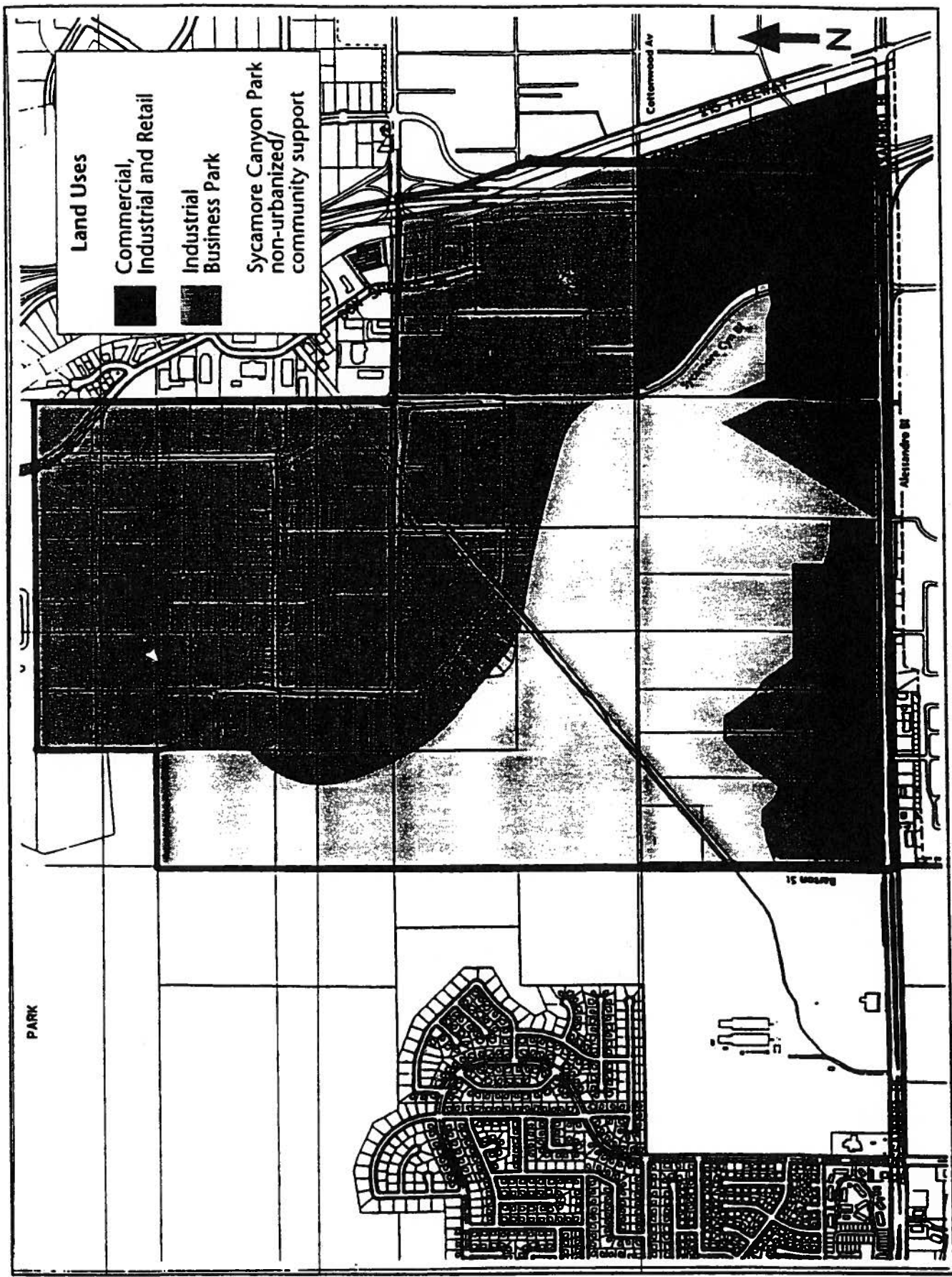
**REDEVELOPMENT PLAN MAP**

**Sycamore Canyon and Box Springs Industrial Park Redevelopment Project**

# Sycamore Canyon and Fox Springs Industrial Park Redevelopment Project



# Project Area Boundary and Land Uses

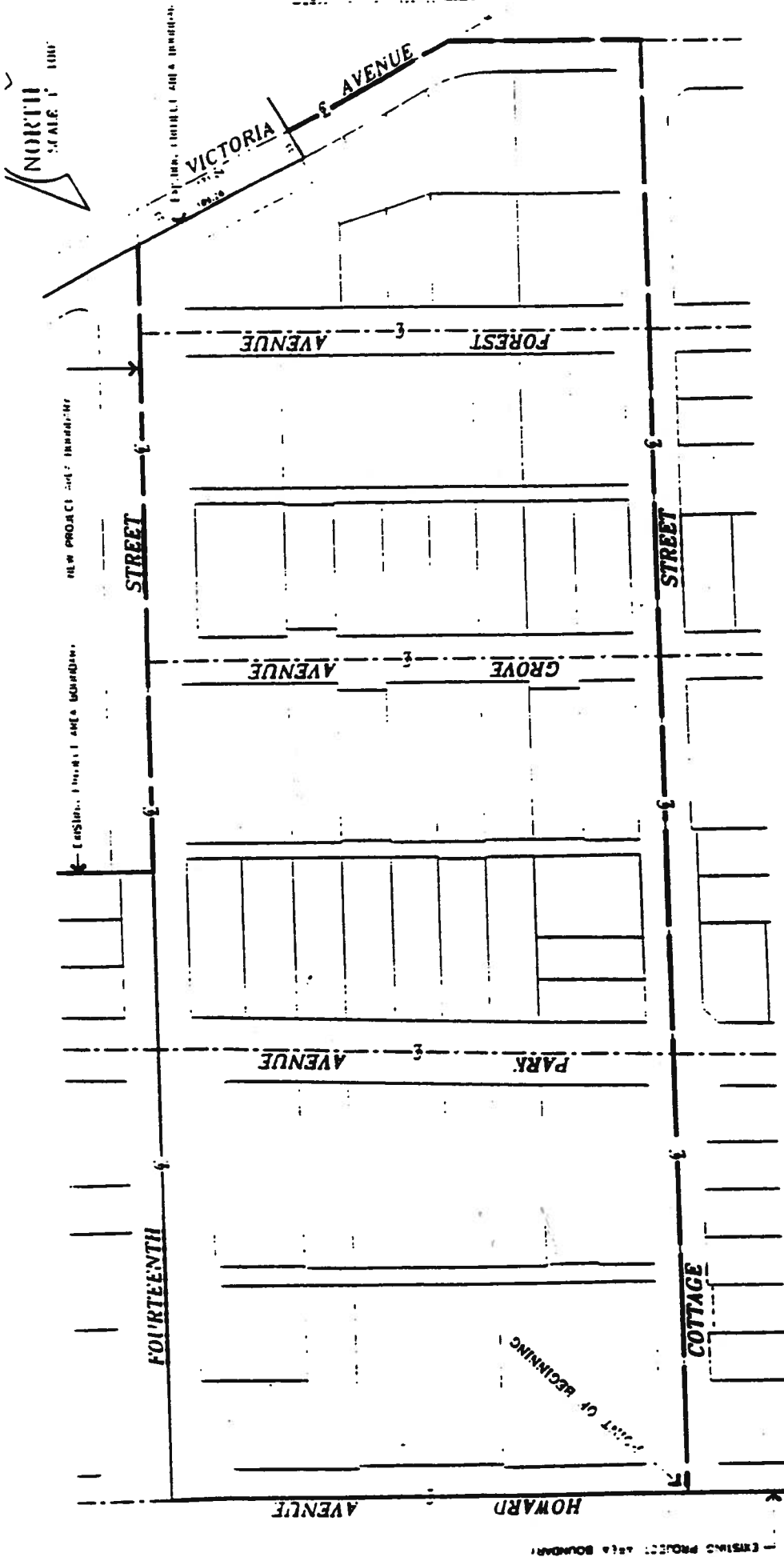


**Exhibit "A-3"**

**REDEVELOPMENT PLAN MAP**

**Central Industrial Redevelopment Project**

**Fourth Amendment Area  
Subarea A**



# "EXHIBIT A-3"

"SUB-AREA A"

CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT ADDED AREA MAP



PREPARED BY

**CINQUELLA**  
LAND SURVEYING AND MAPPING  
1000 10th Street, Suite 100  
San Francisco, CA 94103  
(415) 398-4444  
Fax (415) 398-4444



**Exhibit "A-4"**

**REDEVELOPMENT PLAN MAP**

**Central Industrial Redevelopment Project**

**Fourth Amendment Area  
Subarea B**



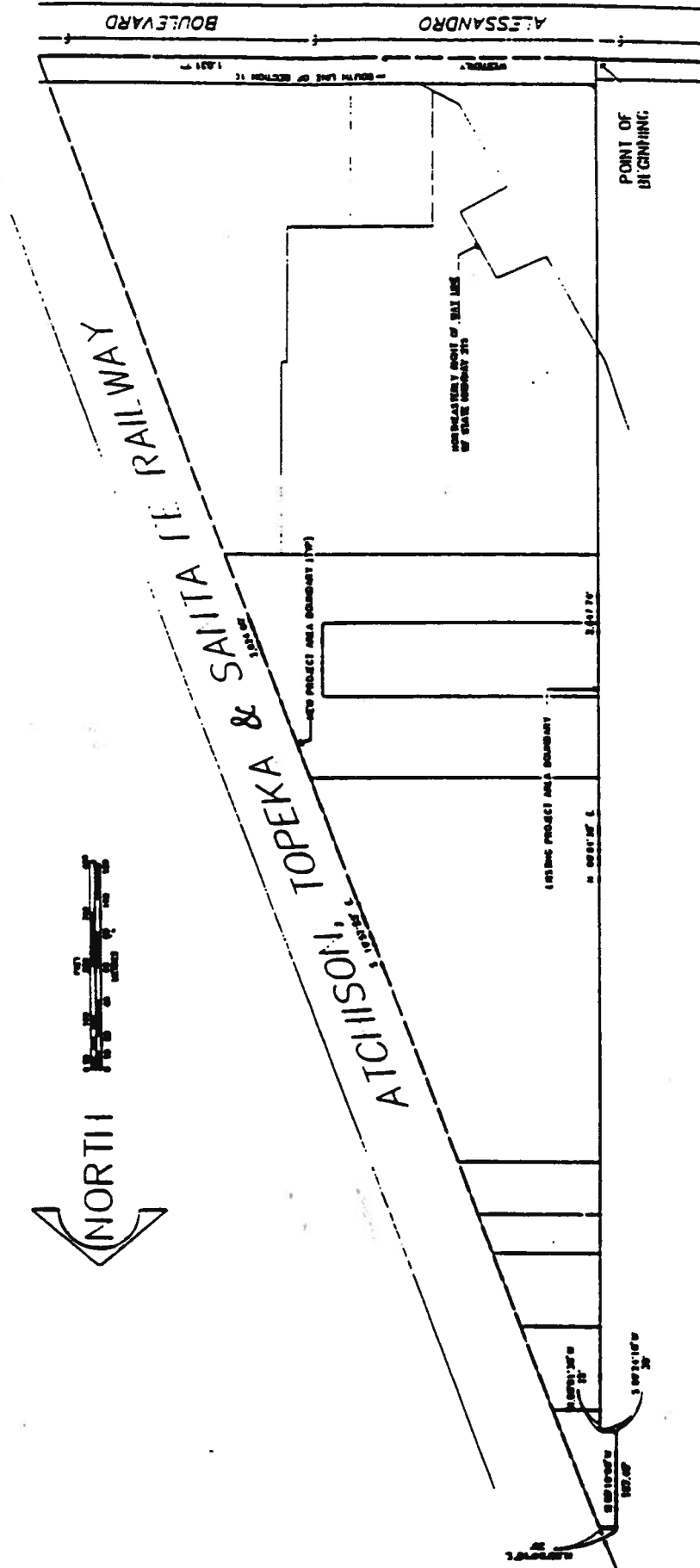
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**Exhibit "A-5"**

**REDEVELOPMENT PLAN MAP**

**Sycamore Canyon and Box Springs Industrial Park Redevelopment Project**

**Second Amendment Area**



# "EXHIBIT A-5"

SYCAMORE CANYON AND BOX SPRINGS INDUSTRIAL PARK  
REDEVELOPMENT PROJECT ADDED AREA MAP

PREPARED BY



**EXHIBITS "B-1," "B-2," "B-3" and "B-4"**

**LEGAL DESCRIPTION OF MERGED PROJECT AREA**

<b>Exhibit "B-1"</b>	<b>Central Industrial Project Area Legal Description</b>
<b>Exhibit "B-2"</b>	<b>Sycamore Canyon and Box Springs Industrial Park Project Area Legal Description</b>
<b>Exhibit "B-3"</b>	<b>Central Industrial Fourth Amendment Area Legal Description</b>
<b>Exhibit "B-4"</b>	<b>Sycamore Canyon and Box Springs Industrial Park Second Amendment Area Legal Description</b>

**EXHIBIT "B-1"**

**Riverside Central Industrial Redevelopment Project**

**LEGAL DESCRIPTION OF PROJECT AREA**

That portion of land lying within the City of Riverside, County of Riverside, State of California described as follows:

**BEGINNING** at the intersection of the centerline of Cridge Street with the centerline of Howard Avenue;

**THENCE** Northeasterly along said centerline of Howard Avenue to the centerline of Fourteenth Street;

**THENCE** Southeasterly along said centerline of Fourteenth Street to a point 190.4 feet Southeasterly of the centerline of Park Avenue;

**THENCE** Northeasterly at right angles 198.2 feet to a point in the centerline of the alley between Thirteenth Street and Fourteenth Street;

**THENCE** Southeasterly to a point 9 feet distance in said centerline projected of the alley between Thirteenth Street and Fourteenth Street;

**THENCE** Northeasterly 165.2 feet to a point in the Southerly line of Thirteenth Street 191 feet Southeasterly of the centerline of Park Avenue;

**THENCE** Northeasterly 66 feet to a point in the Northerly line of Thirteenth Street 187.4 feet Southeasterly of the centerline of Park Avenue;

**THENCE** Northeasterly 157.5 feet to a point in the Southerly line of the alley between Twelfth Street and Thirteenth Street 187.4 feet Southeasterly of the centerline of Park Avenue;

**THENCE** Northeasterly 15.78 feet to a point in the northerly line of said alley between Twelfth Street and Thirteenth Street 180 feet Southeasterly of the centerline of Park Avenue;

**THENCE** Northeasterly 233.5 feet to a point in the Northerly line of Twelfth Street 180 feet Southeasterly of the centerline of Park Avenue;

**THENCE** Northeasterly 157.2 feet to a point in the Southerly line of the alley between Eleventh Street and Twelfth Street 176.5 feet Southeasterly of the centerline of Park Avenue;

**THENCE** Northeasterly 15.69 feet to a point in the Northerly line of said alley between Eleventh Street and Twelfth Street 183.5 feet Southeasterly of the centerline of Park Avenue;

**THENCE** Northeasterly 152.5 feet to a point in the Southerly line of Eleventh Street 183.5 feet Southeasterly of the centerline of Park Avenue;

**THENCE** Northeasterly to a point in the Northerly line of Eleventh Street 191 feet Southeasterly of the centerline of Park Avenue;

**THENCE** Southeasterly 45 feet more or less in said Northerly line of Eleventh Street to a point 236 feet more or less Southeasterly of the centerline of Park Avenue;

**THENCE** Northeasterly 331 feet to a point in the Southerly line of Tenth Street 230 feet Southeasterly of the centerline of Park Avenue;

THENCE Northeasterly 429 feet to a point in the centerline of Ninth Street 230 feet Southeasterly of the centerline of Park Avenue;

THENCE S 60° 47' 07" E  
1073.84 feet;

THENCE N 00° 20' 09" E  
163 feet;

THENCE S 89° 23' 00" E  
1303.36 feet;

THENCE N 00° 21' 09" E  
145 feet;

THENCE S 89° 23' 00" W  
687 feet;

THENCE S 00° 16' 00" W  
122 feet;

THENCE S 89° 40' 00" E  
633.81 feet;

THENCE S 00° 13' 00" E  
859.60 feet;

THENCE S 89° 41' 00" W  
660 feet;

THENCE S 00° 14' 20" W  
357 feet;

THENCE S 89° 40' 05" E  
640.86 feet;

THENCE N 00° 07' 00" E  
521.29 feet;

THENCE S 89° 47' 05" E  
645.43 feet;

THENCE N 00° 06' 42" E  
256.51 feet;

THENCE S 89° 45' 00" E  
3081.44 feet;

THENCE N 22° 36' 30" E  
488.86 feet;

THENCE N 50° 44' 07" W  
58.83 feet to the beginning of a tangent curve, concave southerly and having a radius of 500 feet;

THENCE Westerly along said curve 367.31 feet through an angle of 42° 05' 25"

THENCE N 00° 43' 13" E  
1.99 feet;

THENCE N 89° 52' 00" W  
65.48 feet;

THENCE N 00° 12' 00" W  
120 feet;

THENCE S 89° 51' 40" E  
200 feet to the beginning of a tangent curve, concave northwesterly with a radius of 25 feet;

Thence along said curve through an angle of 125° 09' 37" a distance of 54.61 feet.

THENCE N 35° 01' 17" W  
459.45 feet;

THENCE N 39° 38' 14" W  
1081.69 feet;

THENCE N 89° 47' 00" W  
66.47 feet;

THENCE N 00° 12' 20" E  
33 feet;

THENCE N 89° 47' 14" W  
2662.34 feet;

THENCE S 00° 13' 00" W  
939.51 feet;

THENCE N 89° 51' 00" W  
2630.17 feet;

THENCE N 00° 20' 00" W  
200 feet;

THENCE N 89° 23' 00" W  
1285.35 feet;

THENCE N 60° 47' 07" W  
613.08 feet;

THENCE Northwesterly along said centerline of Seventh Street to a line which is parallel with and distant 450 feet Northwesterly, as measured at right angle, from the centerline of Park Avenue;

THENCE Northeasterly along said parallel line to the centerline of Fourth Street;

THENCE Southeasterly and Easterly along said centerline of Fourth Street to the centerline of Comer Avenue;

THENCE Northerly along said centerline of Comer Avenue and along the Northerly prolongation thereof to the Northerly line of Third Street;

THENCE Easterly along said Northerly line of Third Street 592 feet, more or less, to a point which is distant 177.89 feet Westerly from the centerline of Franklin Avenue;

THENCE Northerly, at right angles, 1,295 feet, more or less, to a point in the Northerly right of way line of Southern Pacific Transportation Company spur track, said point being 565 feet, more or less, Westerly of the centerline of Kansas Avenue;

THENCE Northwesterly along said Northerly right of way of the S.P.R.R., 1,215 feet more or less to the Southeasterly right of way of State Highway No. 91 (Riverside Freeway), said Northerly right of way being parallel and 25 feet Northerly of the centerline of the existing tracks;

THENCE Southwesterly along the Easterly right of way line of said State Highway, through its various courses, 8,477 feet, more or less, to its intersection with the centerline of Cridge Street;

THENCE Southeasterly along said centerline of Cridge Street to the point of beginning.



**EXHIBIT "B-2"**

**Sycamore Canyon and Box Springs Industrial Park Redevelopment Project**

**LEGAL DESCRIPTION OF PROJECT AREA**

That portion of Township 3 South, Range 4 West, San Bernardino Meridian and that portion of Township 2 South, Range 4 West, San Bernardino Meridian contained within the following described boundaries;

**BEGINNING** at a point that is the Southeast corner of Section 8, Township 3 South, Range 4 West, San Bernardino Meridian and/or the Southwest corner of Section 9, Township 3 South, Range 4 West, San Bernardino Meridian;

**THENCE** North 89° 17' 30" East a distance of 5300 feet to a point that is the Southeast corner of said Section 9;

**THENCE** North 89° 33' 45" East a distance of 2646.90 feet to a point;

**THENCE** North 00° 04' 30" East a distance of 2850.95 feet to a point;

**THENCE** North 00° 01' 30" West a distance of 15 feet to a point;

**THENCE** South 89° 24' 10" West a distance of 30 feet to a point;

**THENCE** North 00° 10' 00" West a distance of 187.46 feet to a point;

**THENCE** North 89° 24' 10" East a distance of 30 feet to a point

**THENCE** North 19° 57' 55" West a distance of 1815.87 feet to the beginning of a tangent curve, concave Northeasterly and having a radius of 2,964.93 feet;

**THENCE** Northwesterly along said curve, an arc length of 449.77 feet through a central angle of 08° 41' 30";

**THENCE** North 11° 16' 25" West a distance of 303.79 feet to the Southerly line of Section 3;

**THENCE** South 89° 35' 00" West, along said Southerly line a distance of 1847.85 feet, more or less, to the Southwesterly corner of said Section 3;

**THENCE** North 00° 35' 04" West a distance of 3960 feet to a point;

**THENCE** South 89° 19' 41" West a distance of 3980 feet to a point;

**THENCE** South 00° 26' 00" West a distance of 1320 feet to a point;

**THENCE** North 89° 46' 04" West a distance of 1320 feet to a point;

**THENCE** South 00° 35' 04" West a distance of 2640 feet to a point;

**THENCE** South 00° 13' 13" West a distance of 2662.69 feet to a point;

**THENCE** South 00° 12' 54" West a distance of 2664.55 feet to the POINT OF BEGINNING.

**EXHIBIT "B-3"**

**Central Industrial Redevelopment Project**

**LEGAL DESCRIPTION OF FOURTH AMENDMENT AREA**

EXHIBIT "B-3"

LEGAL DESCRIPTION OF FOURTH AMENDMENT AREA  
Central Industrial Redevelopment Project

"Subarea A"

THAT PORTION OF LAND LYING WITHIN THE CITY OF RIVERSIDE,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF  
COTTAGE STREET WITH THE CENTERLINE OF HOWARD AVENUE, SAID  
POINT OF INTERSECTION HAVING THE COORDINATES  $X=6,221,873.07$   
AND  $Y=2,298,772.13$ , BASED ON THE CALIFORNIA STATE PLANE  
COORDINATE SYSTEM, ZONE 8;

THENCE NORTHEASTERLY, ALONG SAID CENTERLINE OF HOWARD  
AVENUE, TO THE CENTERLINE OF FOURTEENTH STREET;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE OF FOURTEENTH  
STREET, TO THE POINT OF INTERSECTION WITH A LINE PARALLEL  
WITH AND DISTANT 33.00 FEET WESTERLY AS MEASURED AT RIGHT  
ANGLES TO THE CENTERLINE OF VICTORIA AVENUE;

THENCE SOUTHERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF  
189.23 FEET;

THENCE EASTERLY, ALONG A LINE PERPENDICULAR TO THE  
CENTERLINE OF SAID VICTORIA AVENUE, A DISTANCE OF 33.00 FEET  
TO A POINT ON SAID CENTERLINE;

THENCE SOUTHERLY, ALONG SAID CENTERLINE OF VICTORIA AVENUE  
TO AN ANGLE POINT THEREIN, SAID ANGLE POINT BEING THE POINT  
OF INTERSECTION WITH THE CENTERLINE OF HIGH STREET;

THENCE SOUTHWESTERLY, CONTINUING ALONG SAID CENTERLINE OF  
VICTORIA AVENUE, TO THE CENTERLINE OF SAID COTTAGE STREET;

THENCE NORTHWESTERLY, ALONG SAID CENTERLINE OF COTTAGE  
STREET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 18± ACRES.

**"SUB-AREA B"**

THAT PORTION OF LAND LYING WITHIN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE POINT OF INTERSECTION OF THE CENTERLINE OF TWELFTH STREET WITH THE CENTERLINE OF CHICAGO AVENUE, SAID POINT OF INTERSECTION HAVING THE COORDINATES  $X=6,228,065.04$  AND  $Y=2,298,997.33$ , BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6;

**THENCE** NORTH  $00^{\circ}07'00''$  EAST, ALONG SAID CENTERLINE OF CHICAGO AVENUE, A DISTANCE OF 521.29 FEET;

**THENCE** SOUTH  $89^{\circ}47'05''$  EAST, A DISTANCE OF 645.43 FEET;

**THENCE** NORTH  $00^{\circ}06'42''$  EAST, A DISTANCE OF 256.39 FEET;

**THENCE** SOUTH  $89^{\circ}46'24''$  EAST, A DISTANCE OF 3,081.44 FEET;

**THENCE** NORTH  $22^{\circ}36'30''$  EAST, A DISTANCE OF 488.36 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 215/60;

**THENCE** SOUTH  $50^{\circ}44'07''$  EAST, A DISTANCE OF 71.37 FEET;

**THENCE** SOUTH  $22^{\circ}40'02''$  WEST, A DISTANCE OF 34.47 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1300.00 FEET, A RADIAL LINE AT SAID POINT BEARS SOUTH  $29^{\circ}33'58''$  WEST;

**THENCE** SOUTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 1300.00 FEET, THROUGH A CENTRAL ANGLE OF  $15^{\circ}26'02''$ , AN ARC DISTANCE OF 350.18 FEET;

**THENCE** SOUTH  $45^{\circ}00'$  EAST, A DISTANCE OF 243.00 FEET;

**THENCE** SOUTH  $41^{\circ}59'59''$  EAST, A DISTANCE OF 749.33 FEET;

**THENCE** SOUTH  $39^{\circ}07'58''$  EAST, A DISTANCE OF 123.33 FEET;

**THENCE** SOUTH  $89^{\circ}55'13''$  EAST, A DISTANCE OF 41.33 FEET;

**THENCE** SOUTH  $39^{\circ}08'$  EAST, A DISTANCE OF 209.34 FEET, TO THE POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY RIGHT OF WAY LINE OF TWELFTH STREET 66 FEET IN WIDTH);

THE PRECEDING EIGHT (8) COURSES BEING ALONG THE  
SOUTHWESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY  
215/60;

THENCE NORTH 39°40'05" WEST, ALONG SAID EASTERLY  
PROLONGATION OF THE SOUTHERLY RIGHT OF WAY LINE OF TWELFTH  
STREET (66 FEET IN WIDTH), A DISTANCE OF 3,161.46 FEET TO  
THE POINT OF INTERSECTION WITH THE CENTERLINE OF SAID  
CHICAGO AVENUE;

THENCE SOUTH 00°07'00" WEST, ALONG THE CENTERLINE OF SAID  
CHICAGO AVENUE, A DISTANCE OF 1,261.93 FEET TO THE POINT OF  
INTERSECTION WITH THE CENTERLINE OF MARTIN LUTHER KING  
BOULEVARD (FORMERLY PENNSYLVANIA AVENUE);

THENCE NORTH 89°48'24" WEST, ALONG SAID CENTERLINE OF MARTIN  
LUTHER KING BOULEVARD, A DISTANCE OF 159.00 FEET;

THENCE NORTH 00°07'00" EAST, A DISTANCE OF 330.58 FEET, TO  
THE POINT OF INTERSECTION WITH THE CENTERLINE OF ILLINOIS  
AVENUE;

THENCE NORTH 89°41'00" WEST, ALONG SAID CENTERLINE OF  
ILLINOIS AVENUE, A DISTANCE OF 124 FEET;

THENCE NORTH 00°07'00" EAST, A DISTANCE OF 327.30 FEET;

THENCE NORTH 89°41'00" WEST, A DISTANCE OF 248 FEET;

THENCE NORTH 00°07'00" EAST, A DISTANCE OF 25 FEET;

THENCE NORTH 89°41'00" WEST, A DISTANCE OF 62 FEET;

THENCE SOUTH 00°07'00" WEST, A DISTANCE OF 25 FEET;

THENCE NORTH 89°41'00" WEST, A DISTANCE OF 62 FEET;

THENCE NORTH 00°07'00" EAST, A DISTANCE OF 165.5 FEET, TO  
THE POINT OF INTERSECTION WITH SAID CENTERLINE OF TWELFTH  
STREET;

THENCE WESTERLY, ALONG SAID CENTERLINE OF TWELFTH STREET,  
TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF OTTAWA  
AVENUE;

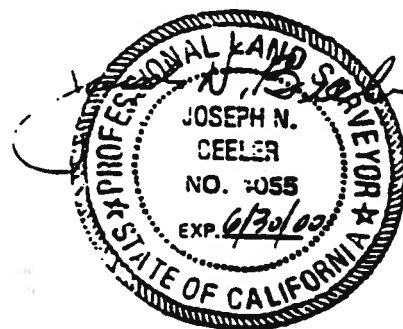
THENCE NORTHERLY, ALONG SAID CENTERLINE OF OTTAWA AVENUE, TO  
THE POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF  
THE NORTHERLY RIGHT OF WAY LINE OF ELEVENTH STREET;

THENCE SOUTH  $39^{\circ}41'00''$  EAST, ALONG SAID WESTERLY PROLONGATION AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 660.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MESA STREET;

THENCE SOUTH  $10^{\circ}14'20''$  WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 357 FEET TO THE POINT OF INTERSECTION WITH SAID CENTERLINE OF TWELFTH STREET;

THENCE SOUTH  $39^{\circ}40'05''$  EAST, ALONG SAID CENTERLINE OF TWELFTH STREET, A DISTANCE OF 640.86 FEET TO THE POINT OF BEGINNING.

THE LAND DESCRIBED ABOVE CONTAINS 102± ACRES.



**EXHIBIT "B-4"**

**Sycamore Canyon and Box Springs Industrial Park Redevelopment Project**

**LEGAL DESCRIPTION OF SECOND AMENDMENT AREA**

EXHIBIT "B-4"

LEGAL DESCRIPTION OF SECOND AMENDMENT AREA  
Sycamore Canyon and Box Springs Industrial Park  
Redevelopment Project

THAT PORTION OF LAND LYING WITHIN THE CITY OF RIVERSIDE,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN,  
SAID QUARTER CORNER HAVING THE COORDINATES  $X=6,246,886.43$   
AND  $Y=2,278,809.66$  BASED ON THE CALIFORNIA STATE PLANE  
COORDINATE SYSTEM, ZONE 6;

THENCE NORTH  $00^{\circ}04'30''$  EAST, A DISTANCE OF 2,647.74 FEET,  
(PREVIOUSLY SHOWN AS 2,850.95 FEET, TO THE CENTER OF SAID  
SECTION 10;

THENCE NORTH  $00^{\circ}01'30''$  WEST, A DISTANCE OF 15 FEET;

THENCE SOUTH  $89^{\circ}24'10''$  WEST, A DISTANCE OF 30 FEET;

THENCE NORTH  $00^{\circ}10'00''$  WEST, A DISTANCE OF 187.46 FEET;

THENCE NORTH  $89^{\circ}24'10''$  EAST, A DISTANCE OF 30 FEET, TO A  
POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE  
ATCHISON, TOPEKA AND SANTA FE RAILWAY;

THENCE SOUTH  $19^{\circ}37'55''$  EAST, ALONG SAID SOUTHWESTERLY RIGHT  
OF WAY LINE, A DISTANCE OF 3,024.60 FEET TO THE POINT OF  
INTERSECTION WITH THE SOUTHERLY LINE OF SAID SECTION 10;

THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID SECTION  
10, A DISTANCE OF 1,031.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 34± ACRES.

